

By Brady Brown Deputy

(SEAL) O.G. Weaver County Clerk

220536 GH

COMPARED

WARRANTY DEED.

INTERNAL REVERSE

THIS INDENTURE Made this 10th day of July, A.D. 1920 by and between ^{Cancelled} P.J. Hurley and his wife, Ruth Wilson Hurley, of Tulsa, ^{County} Oklahoma hereinafter called the parties of the first part, and C.A. Mayo hereinafter called the party of the second part.

WITNESSETH: That the said parties of the first part in consideration of the sum of \$ Eleven Thousand and no/100 dollars, the receipt of which is hereby acknowledged, and the further consideration and as a condition for this deed to which the party of the second part by accepting this deed assents and agrees, to-wit: that the lot or lots hereby agreed to be conveyed shall not within a period of twenty (20) years from this date be used for any other than residence purposes; only one residence designated for the occupancy of one family shall be erected on each lot, no residence shall cost less than \$2500.00. including subsidiary buildings and improvements constructed on the lot or lots hereby conveyed, no building or any part thereof, except steps or entrance or approaches without roof, shall be built or extended within 40 feet of the front lot line or closer than 30 feet of the side street line, and no garage servants house or other subsidiary building shall extend within ninety feet of the front lot line or within 60 feet of the side street line, that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descendent known as negroes; provided however, that the buildings of a servants house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be a violation of the last restriction hereinabove written, that the house to be erected on this lot shall be not less than two stories and any violation of these restrictions or any one thereof shall work a forfeiture of the lands herein conveyed unto the grantors herein their heirs, administrators or executors.

DO BY THESE PRESENTS Grant, bargain sell and convey unto said party of the second part, his heirs or assigns, all of the following described real estate situated in the County of Tulsa State of Oklahoma to-wit: Lot 5 and 6 and in Block 7 in Riverside Drive Addition to the city of Tulsa Tulsa County, Oklahoma according to the recorded plat thereof now on file in the office of the County Clerk (ex-officio Register of Deeds) within and for Tulsa County Oklahoma.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And the said party of the first part for himself and his heirs, executors and administrators, does hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate, of inheritance, in fee simple, of and in all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature or kind, except general taxes for the year 1920 and years subsequent thereto and special assessments which are not now due; and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said parties of the first part, their heirs administrators executors or assigns and all and every person or persons whosoever lawfully claiming or to claim the same, except the special assessments and the taxes above mentioned.